

ITEM #6 DD 21829 01-01



MINIMUM BID: \$307,200

NOTE: THIS SITE HAS BEEN DETERMINED TO HAVE UNSTABLE SOIL

REGISTRATION FEE: \$7,500

REQUIRED DEPOSIT: 10% OF THE WINNING BID TO BE RECEIVED BY FEB. 14, 2007

DESCRIPTION:

LOCATION:	Sweetwater Road, Lemon Grove, CA 91945
SIZE:	70,117 SF (61,975 SF net due to unstable soil)
SHAPE:	Irregular
TOPOGRAPHY:	Sloping
ZONING:	Residential (RL)
UTILITIES:	All available
ACCESS:	Sweetwater Road
IMPROVEMENTS:	N/A
FINANCING:	None

State makes no warranty as to existing or future zoning or availability of utilities. Prospective bidders should confer with local planning officials to determine feasibility of any intended use of the property.

LIMITATIONS AND INSPECTION

The sales of these properties are subject to all matters of public record and any easements, claims of easements or reservations not of record.

The Department of Transportation does not assume any liability for any possible encumbrances on these properties. Such information as the Department of Transportation may have on this subject will be furnished upon request.

The State of California reserves the right to reject any and all offers and/or accepts any offer deemed to be in the best interest of the State. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.

Interested parties may, upon request, inspect the property and conduct core and soil samples.

Exhibit "A"

All of Lots 4, 5 and 6, TOGETHER with those portions of Lots 7 through 10 of North View, in the City of Lemon Grove, County of San Diego, State of California, according to Map thereof No. 2882 filed in the office of the County Recorder of said County, June 26, 1952, TOGETHER with those portions of Lot "A" of said Map No. 2882 as conveyed to the State of California in grant deeds recorded November 8, 1977 as File/Page No. 77-461087 and February 15, 1980 as File/Page No. 80-053220 and August 2, 1991 as DOC # 1991-0385502 all in the office of said Recorder lying Easterly of the following described line:

COMMENCING at a point on the Southeasterly line of Lot 69 of Lemon Grove Park according to Map thereof 1303 filed January 17, 1911 in the office of said Recorder and its intersection with the Southwesterly line of Sweetwater Way (formerly Sweetwater Road) as shown on Record of Survey Map No. 4124, filed December 31, 1956 in the office of said Recorder, said point being a 2 inch open iron pipe and accepted as pipe marked "LS 2881" per R.O.S. 4124, said point bears N.65°47'45"E., 549.68 feet (N.65°23'30"E., 549.41 feet per R.O.S. 4124) along said Southeasterly line of Lot 69 from the Southwesterly corner thereof, said point being a 2 inch iron pipe and tag marked "R.C.E. 29531" (erroneously labeled "NE CORNER LOT 68" on Parcel Map 9695) as shown on Parcel Map No. 9695, filed February 14, 1980 in the office of said Recorder; thence along said Southeasterly line S.65°47'45"W., 4.42 feet to the POINT OF BEGINNING; thence (1) S.13°56'48"E., 304.11 feet; thence (2) S.11°10'56"E., 313.63 feet; thence (3) S.01°43'50"E., 100.02 feet; thence (4) S.09°02'02"E., 183.43 feet; thence (5) S.01°21'50"W., 41.17 feet; thence (6) S.15°42'19"W., 73.77 feet to the Westerly line of "PARCEL FIVE" as conveyed to Mary Elizabeth Hunter, Trustee in grant deed recorded April 12, 1988 as Document No. 88-167454 in the office of said Recorder; thence (7) along said line S.00°32'16"W., 48.21 feet; thence (8) leaving said line S.05°29'58"E., 247.30 feet; thence (9) S.14°26'02"W., 103.06 feet; thence (10) S.19°15'43"W., 71.20 feet; thence (11) S.21°26'47"W., 115.94 feet; thence (12) S.04°39'18"E., 227.75 feet; thence (13) N.85°39'15"E., 117.15 feet to a point that bears N.76°31'43"W., 174.22 feet from a standard San Diego County well monument with brass disk as shown on the centerline of Sweetwater Road on Parcel Map No. 1745, filed July 19, 1973 as File No. 73-200364 in the office of said Recorder; thence (14) continuing N.85°39'15"E., 34.42 feet to the Westerly line of that parcel of land conveyed to The Southland Employee's Trust in grant deed recorded January 23, 1976 as File/Page No. 76-021169 in the office of said Recorder and the POINT OF TERMINUS.

Containing 70,117 square feet, more or less.

TOGETHER with underlying fee interest, if any, appurtenant to the above described property in and to Sweetwater Way as dedicated on said Map No. 2882.

EXCEPTING therefrom that portion of said Sweetwater Way lying within Sweetwater Road.

There shall be no abutters rights, including rights of access appurtenant to the above described real property in and to the adjacent State highway.

It is mutually agreed and understood that this property may be subject to soil instability, and that the grantees, for themselves and their successors or assigns, hereby waive any and all claims for damages resulting from further earth movement or soil instability which may occur because of prior actions by the State of California, its officers, agents and employees.

Subject to special assessments, if any, restrictions, reservations, and easements of record.

RESERVING unto the State of California, its successors or assigns, a DRAINAGE and ACCESS EASEMENT upon, over, under and across that portion of the above described parcel of land described as follows:

BEGINNING at a point on the course "(1)" described above, said point bears S.13°56'48"E., 182.07 feet from the Northerly terminus of said course "(1)"; thence (1) N.36°18'36"E., 59.16 feet; thence (2) N.42°41'00"E., 29.89 feet to said Southwesterly line of Sweetwater Way (formerly Sweetwater Road) as shown on said Map No. 2882; thence (3) along said line S.47°02'50"E. (S.47°29'30"E. per Map 2882), 278.61 feet; thence (4) leaving said line S.42°55'20"E., 23.02 feet to the Easterly corner of said Lot 4; thence (5) N.51°12'10"E., 21.88 feet; thence (6) along a line that is parallel with and 20.00 feet Northeasterly of last said course "(3)", N.47°02'50"W., 324.80 feet; thence (7) S.42°41'00"W., 49.98 feet; thence (8) S.36°18'36"W., 44.85 feet to first said course "(1)"; thence (9) along said course S.13°56'48"E., 25.85 feet to the POINT OF BEGINNING.

The bearings and distances used in the above description are on the California Coordinate System of 1983, Zone 6. Multiply all distances used in the above description by 1.000025 to obtain ground level distances.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature Horace M. Taynton

Date June 21, 2005

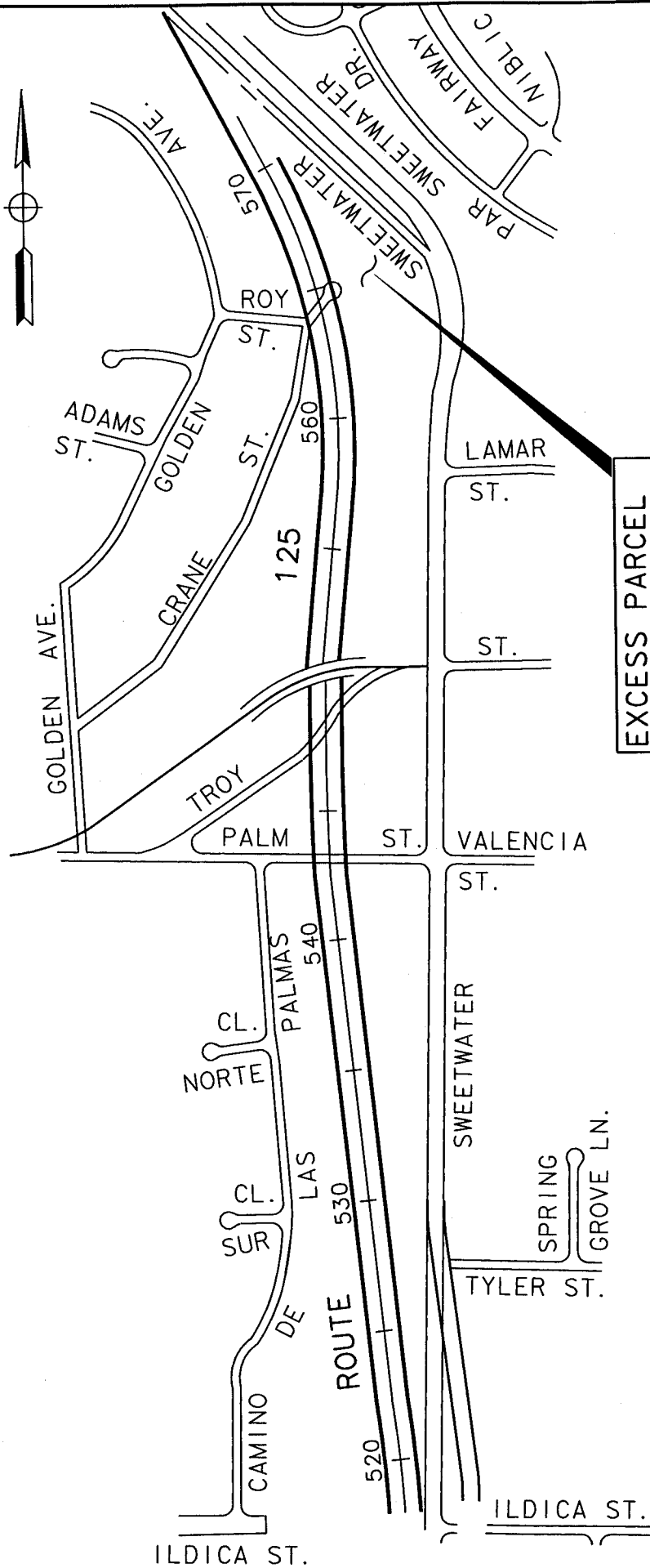
AU F.W.

CK S.H.



EXHIBIT "B"

CITY OF LEMON GROVE



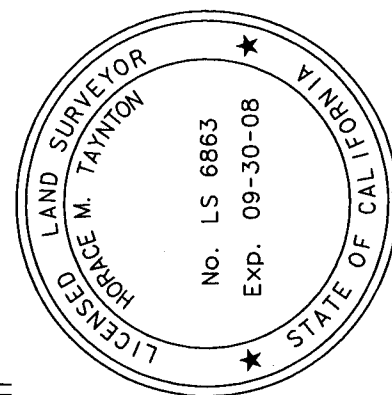
EXCESS PARCEL
DD21829-01-01

This map has been prepared by me,
or under my direction, in conformance
with the Professional Land Surveyors Act.

STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

EXCESS PARCEL MAP
DD21829-01-01

RIGHT OF WAY MAP NO.		Por. 53530	
COUNTY	ROUTE	POST MILES	SCALE
SD	125	14.0	NONE
			SHEET 1 OF 2



Signature *Horace Taynton*

Date *12-18-2006*

